

Fill in this information to identify your case:

United States Bankruptcy Court for the:

DISTRICT OF NEW JERSEY

Case number (if known) Chapter 11

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

04/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name **NRIA South Christopher Columbus 1499 Manager LLC**

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) **82-3045600**

4. Debtor's address Principal place of business Mailing address, if different from principal place of business

**1 Harmon Plaza
9th Floor
Secaucus, NJ 07094**

Number, Street, City, State & ZIP Code

P.O. Box, Number, Street, City, State & ZIP Code

Hudson
County

Location of principal assets, if different from principal place of business

**1401, 1401R S Christopher Columbus Blvd
Philadelphia, PA 19123**

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify:

Debtor **NRIA South Christopher Columbus 1499 Manager LLC** Case number (if known) _____
Name

7. Describe debtor's business

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☒ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. **Check all that apply:**

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725 (amount subject to adjustment on 04/01/25 and every 3 years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D) and it chooses to proceed under Subchapter V of Chapter 11.
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- ☒ No.
- ☐ Yes.

If more than 2 cases, attach a separate list.

District _____	When _____	Case number _____
District _____	When _____	Case number _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- ☐ No
- ☒ Yes.

Debtor **NRIA South Christopher Columbus 1499 Manager LLC**
Name

Case number (if known)

List all cases. If more than 1,
attach a separate listDebtor **See Attached**

Relationship

District

When

Case number, if known

11. Why is the case filed in this district?*Check all that apply:*

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☒ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?☒ No☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention?** (*Check all that apply.*)☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard?

☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☐ Other**Where is the property?**

Number, Street, City, State & ZIP Code

Is the property insured?☐ No☐ Yes. Insurance agency

Contact name

Phone

Statistical and administrative information**13. Debtor's estimation of available funds***Check one:*

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors☒ 1-49☐ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000**15. Estimated Assets**☒ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion**16. Estimated liabilities**☒ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

Debtor **NRIA South Christopher Columbus 1499 Manager LLC** Case number (if known) _____
Name

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **June 7, 2022**
MM / DD / YYYY

X /s/ Brian Casey
Signature of authorized representative of debtor

Title **Independent Manager, NRIA LLC**

Brian Casey
Printed name

18. Signature of attorney

X /s/ S. Jason Teele
Signature of attorney for debtor

Date **June 7, 2022**
MM / DD / YYYY

S. Jason Teele 014012001
Printed name

Sills Cummis & Gross P.C.
Firm name

One Riverfront Plaza
Newark, NJ 07102
Number, Street, City, State & ZIP Code

Contact phone **(973) 643-4779** Email address **steale@sillscummis.com**

014012001 NJ
Bar number and State

**United States Bankruptcy Court
District of New Jersey**

In re **NRIA South Christopher Columbus 1499 Manager LLC** Case No. _____
Debtor(s) Chapter **11**

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
National Realty Investment Advisors, LLC 1 Harmon Plaza 9th Floor Secaucus, NJ 07094		20%	
NRIA Partners Portfolio Fund I, LLC 1 Harmon Plaza 9th Floor Secaucus, NJ 07094		80%	
Other Investors		6%	Non-Voting

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the **Independent Manager, NRIA LLC** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date **June 7, 2022** Signature **/s/ Brian Casey**
Brian Casey

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.*

**United States Bankruptcy Court
District of New Jersey**

In re **NRIA South Christopher Columbus 1499 Manager LLC**

Debtor(s)

Case No.

Chapter

11

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **NRIA South Christopher Columbus 1499 Manager LLC** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

National Realty Investment Advisors, LLC
1 Harmon Plaza
9th Floor
Secaucus, NJ 07094

NRIA Partners Portfolio Fund I, LLC
1 Harmon Plaza
9th Floor
Secaucus, NJ 07094

Other Investors

☐ None [*Check if applicable*]

June 7, 2022

Date

/s/ S. Jason Teele

S. Jason Teele 014012001

Signature of Attorney or Litigant

Counsel for **NRIA South Christopher Columbus 1499 Manager LLC**

Sills Cummis & Gross P.C.

One Riverfront Plaza

Newark, NJ 07102

(973) 643-4779

steele@sillscummis.com

Schedule 1 to Chapter 11 Petitions

142 NE 7th Capital LLC
143 Adagio Investments, LLC
184 Lincoln Place LP
1st Avenue Capital 301 LLC
2031 Lombard Partners LLC
2044 West First Capital LLC
3rd Street Capital 200-210 LLC
3rd Street Capital 203-215 LLC
51st Street Capital 508, LLC
52nd Street Capital 511-513, LLC
7th Street Capital 285 LLC
Adam St Capital 6903 LLC
Adam St Capital 6903 Manager, LLC
Adam St Capital 6903 Member, LLC
Baltic Street Capital 640 LLC
Bergen St Capital 1070 LLC
Bergenline Capital 4901 LLC
Berkeley Place Capital 227 LLC
Black Horse Alley Capital
Bond Way Capital 915 LLC
Briny Capital 305 LLC
Carroll Street Capital 160 LLC
Cherry Street Capital 113-27 LLC
Culver Urban Renewal Redevelopment I, LLC
Culver Urban Renewal Redevelopment II, LLC
DeGraw St. Capital 377 LLC
Delray Capital 1 LLC
Delray Capital 1B LLC
Denery Lane Capital 837 LLC
Denery Lane Capital 843 LLC
Denery Lane Capital 843 Manager LLC
Elden Drive Capital 1 LLC
Federal Highway Capital 318 B LLC
Federal Highway Capital 318 LLC
FTM Partners Portfolio Hotel Retail LLC
FTM Partners Portfolio Marina LLC
FTM Partners Portfolio Restaurant LLC
Gulf Stream Views II, LLC

Gulf Stream Views, LLC
Guttenberg Capital 416-22 69th St. LLC
Guttenberg Capital 6269 LLC
Hanover Road Capital 2 LLC
Henry Street Capital 506, LLC
Kenwood Rd. Capital 8 LLC
Landnet LLC
Lender Prime 1, LLC
Luquer Street Capital 140 LLC
Madison Street Capital 931, LLC
Main St. Capital 360 LLC
Main St. Capital 360 Manager LLC
Main St. Capital 360 Member LLC
Manhattan Avenue Capital 1300 LLC
N. Ocean Capital 2929 B LLC
N. Ocean Capital 344 LLC
N. Ocean Capital 3565 B LLC
N. Ocean Capital 707 B LLC
N. Ocean Capital 707 LLC
National Realty Investment Advisors, LLC
Newark Street Capital 511-521 LLC
NJ Manager 1300, LLC
North Bergen Capital 8709 LLC
NRIA 140 Luquer Manager LLC
NRIA 1st Avenue 301 Manager LLC
NRIA 2031 Lombard Manager
NRIA 2044 West First Capital Manager LLC
NRIA 2044 West First Capital Member LLC
NRIA 227 Berkeley Manager LLC
NRIA 279 Sackett Manager LLC
NRIA 3rd Street Capital 200-210 Manager LLC
NRIA 3rd Street Capital 200-210 Member LLC
NRIA 3rd Street Capital 203-215 Member LLC
NRIA 3rd Street Capital 203-215 Manager LLC
NRIA 423 Third Manager LLC
NRIA 434 Union Manager LLC

NRIA 494 Seventh Manager LLC
NRIA 51st Street 508 Member LLC
NRIA 51st Street Manager 508, LLC
NRIA 52nd Street 511-513 Member LLC
NRIA 7th Street Capital Manager LLC
NRIA Bergenline 4901 Manager LLC
NRIA Bond Way Capital Manager LLC
NRIA Briny Capital 305 Manager LLC
NRIA Briny Capital 305 Member LLC
NRIA Brooklyn I LLC
NRIA Brooklyn II LLC
NRIA Cherry Street 113-27 Manager LLC
NRIA Delray 1 Manager LLC
NRIA Denery Lane Capital 837 Manager LLC
NRIA EB5 1300 Manhattan Fund
NRIA EB5 4901 Bergenline Fund LLC
NRIA Elden Drive 1 Manager LLC
NRIA Exchange LLC
NRIA Federal Highway 318 Manager LLC
NRIA FL Manager LLC
NRIA Gulf Stream Views Manager LLC
NRIA Guttenberg Capital 416-22 69th St Manager LLC
NRIA Guttenberg Capital 416-22 St. Member LLC
NRIA Guttenberg Capital 6269 JV Manager LLC
NRIA Guttenberg Capital 6269 Manager LLC
NRIA Hanover Road Manager LLC
NRIA Henry Street 506 Manager, LLC
NRIA II
NRIA Kenwood Rd. 8 Manager LLC
NRIA Madison Street Capital 931 Member LLC

NRIA Manhattan Avenue 1300 Member LLC
NRIA N. Ocean 2929 Manager LLC
NRIA N. Ocean 344 Manager LLC
NRIA N. Ocean 3565 Manager LLC
NRIA N. Ocean 707 Manager LLC
NRIA NE 7th Manager LLC
NRIA Newark Street Capital 511 Member LLC
NRIA Newark Street Capital 511-521 Manager LLC
NRIA NJ Manager 511, LLC
NRIA NJ Manager 8709 LLC
NRIA NJ Manager 931 LLC
NRIA North Bergen 8709 Member, LLC
NRIA Old River Road Capital 460-510 Manager LLC
NRIA Old River Road Capital 460-510 Member LLC
NRIA Old Woods Road Manager LLC
NRIA Partners Portfolio Fund I, LLC
NRIA South Christopher Columbus 1499 Manager LLC
NRIA Structured Credit Strategies LLC
NRIA Wright by the Sea 1901 Member, LLC
Old River Road Capital 460-510 LLC
Old Woods Road Capital 36 LLC
Sackett Street Capital 279 LLC
Seventh Street Capital 494 LLC
South Christopher Columbus Capital 1499 LLC
Summit Street Capital 143 LLC
Third Street Capital 423 LLC
Union Street Capital 434 LLC
Web Marketing Associates, LLC
Wright by the Sea 1901 LLC

**WRITTEN CONSENT OF THE SOLE AND INDEPENDENT
MANAGER OF NATIONAL REALTY INVESTMENT
ADVISORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

DATED: JUNE 7, 2022

The undersigned, Brian Casey, being the sole and independent manager (the “**Independent Manager**”) of National Realty Investment Advisors, LLC, a Delaware limited liability company (“**NRIA**”) on behalf of (i) NRIA, and (ii) NRIA Partners Portfolio Fund I, LLC and each of the entities listed on Exhibit A hereto, as the sole and independent manager of NRIA, in NRIA’s capacity as the member and/or manager thereof (collectively with NRIA, the “**NRIA Debtors**”), does hereby consent to taking the actions and adopting the resolutions set out below. All of the actions taken and resolutions set forth herein shall have the same force and effect as if they were taken or adopted at a meeting of the sole Manager of NRIA. This written consent will be filed in the corporate records of the NRIA Debtors.

Recitals

WHEREAS, pursuant to that certain Independent Manager Agreement dated April 29, 2022, as amended, Rey Grabato (i) resigned as the Manager, the President and the Chief Executive Officer of NRIA and (ii) as the sole Member of NRIA, appointed the Independent Manager to act as the sole Manager of NRIA, and granted the Independent Manager, *inter alia*, “full and exclusive decision-making authority in the continued operation of [the] business of NRIA (subject to the requirements of the Bankruptcy Code)”; and

WHEREAS, in light of the NRIA Debtors’ current financial condition, the Independent Manager has investigated, discussed and considered options for addressing the NRIA Debtors’ financial challenges and, after consultation with the NRIA Debtors’ advisors, have concluded that it is in the best interests of the NRIA Debtors, their creditors, employees and other interested parties, that petitions be filed by the NRIA Debtors seeking relief under the provisions of chapter 11 of title 11 of the United States Code (the “**Bankruptcy Code**”); now therefore be it

Chapter 11 Matters

RESOLVED, that in the Independent Manager’s judgment, it is desirable and in the best interests of the NRIA Debtors, their respective creditors, employees and other interested parties that petitions be filed by the NRIA Debtors seeking relief under the Bankruptcy Code (collectively, the “**Chapter 11 Cases**”); and it is further

RESOLVED, that the Independent Manager is hereby authorized, empowered and directed, in the name and on behalf of the NRIA Debtors, to execute and verify petitions under Chapter 11 of the Bankruptcy Code and to cause the same to be filed in the United States Bankruptcy Court for the District of New Jersey (the “**Bankruptcy Court**”), at such time as the Independent Manager shall determine in consultation with the NRIA Debtors’ legal and financial advisors; and it is further

RESOLVED, that the Independent Manager is hereby authorized and empowered to negotiate for and obtain post-petition financing according to terms to be negotiated, including under debtor-in-possession credit facilities or similar arrangements, and to execute and deliver agreements regarding the use of cash collateral or other similar arrangements, including without limitation, to enter into any guarantees and to pledge and grant liens on the NRIA Debtors' assets as may be contemplated by or required under the terms of such post-petition financing or cash collateral agreements or other similar arrangements; and, in connection therewith, the Independent Manager is hereby authorized and empowered, in the name of and on behalf of the NRIA Debtors, to execute appropriate loan agreements, guarantees, cash collateral agreements, and related ancillary documents; and it is further

RESOLVED, that the Independent Manager is hereby authorized and empowered to enter into, in the name and on behalf of the NRIA Debtors, agreements to sell the NRIA Debtors' assets, in the ordinary course of business or outside of the ordinary course of business (subject to approval of the Bankruptcy Court), on such terms and conditions as are deemed necessary or advisable by the Independent Manager executing the same, the execution thereof by the Independent Manager to be conclusive evidence of such approval and determination; and it is further

RESOLVED, that in connection with the Chapter 11 Cases, the Independent Manager is hereby authorized and empowered to execute agreements or other documents establishing procedures for the sale of the NRIA Debtors' assets pursuant to Section 363 of the Bankruptcy Code or any other equity or asset sale, subject to the approval of such procedures by the Bankruptcy Court in the Chapter 11 Cases, on such terms and conditions as are deemed necessary or advisable by the Independent Manager executing the same, the execution thereof by the Independent Manager to be conclusive evidence of such approval and determination; and be it further

RESOLVED, that the Independent Manager is hereby authorized and empowered to execute, deliver and perform any agreement, document or any amendment to the foregoing, in the name and on behalf of the NRIA Debtors, in connection with any transaction for the sale of the NRIA Debtors' assets, on such terms as the Independent Manager deems necessary or advisable in order to carry out the purpose and intent of the foregoing resolutions; and be it further

RESOLVED, that the Independent Manager is hereby authorized, empowered and directed to employ Sills Cummis & Gross, P.C. as legal counsel to the NRIA Debtors in the Chapter 11 Cases and is authorized to represent and assist the NRIA Debtors in carrying out their duties under the Bankruptcy Code and to take any and all actions to advance the NRIA Debtors' rights; and in connection therewith, the Independent Manager is hereby authorized, empowered, and directed, in the name of and on behalf of the NRIA Debtors, to execute appropriate retention agreements, pay appropriate retainers, and to cause to be filed an appropriate application for authority to retain the services of Sills Cummis & Gross, P.C.; and it is further

RESOLVED, that the Independent Manager is hereby authorized, empowered and directed to employ Omni Agent Solutions to provide claims, noticing, balloting and case

administration services to the NRIA Debtors and to represent and assist the NRIA Debtors in carrying out their duties under the Bankruptcy Code and to take any and all actions to advance the NRIA Debtors' rights; and in connection therewith, the Independent Manager is hereby authorized, empowered, and directed, in the name of and on behalf of the NRIA Debtors, to execute appropriate retention agreements, pay appropriate retainers, and to cause to be filed appropriate applications for authority to retain the services of Omni Agent Solutions; and it is further

RESOLVED, that the Independent Manager is hereby authorized, empowered and directed to employ any other professionals, including ordinary course professionals, to assist the NRIA Debtors in connection with their existing financial arrangements and capitalization and to represent and assist the NRIA Debtors in carrying out their duties under the Bankruptcy Code; and in connection therewith, the Independent Manager, is hereby authorized, empowered, and directed, in the name of and on behalf of the NRIA Debtors, to execute appropriate retention agreements, pay appropriate retainers, and to cause to be filed appropriate applications for authority to the services of any other professionals as necessary; and it is further

RESOLVED, that the Independent Manager is hereby authorized, empowered and directed, in the name and on behalf of the NRIA Debtors, to execute and file all petitions, schedules, motions, lists, applications, pleadings and other papers and, in that connection, to employ and retain all assistance by legal counsel, accountants, financial advisors, liquidators and other professionals, and to take and perform any and all further acts and deeds deemed necessary, proper or desirable in connection with the successful prosecution of the Chapter 11 Cases; and it is further

RESOLVED, that the Independent Manager is hereby authorized, empowered and directed, in the name and on behalf of the NRIA Debtors, to cause the NRIA Debtors to enter into, execute, deliver, certify, file and/or record, and perform such agreements, instruments, motions, affidavits, applications for approvals or ruling of governmental or regulatory authorities, certificates or other documents, including without limitation, the amendment of any organizational, constitutional or similar documents of subsidiaries of the NRIA Debtors for the preservation of such entities and/or the value of the estate, and to take such action as in the judgment of the Independent Manager be or become necessary, proper and desirable to effectuate a restructuring of the NRIA Debtors or orderly liquidation, in the judgment of the Independent Manager, of the assets of the NRIA Debtors; and it is further

RESOLVED, that any and all past actions heretofore taken by or on behalf of the NRIA Debtors by the Independent Manager or any other officer in the name and on behalf of the NRIA Debtors in furtherance of any or all of the proceeding resolutions be, and the same hereby are, ratified, confirmed and approved; and it is further

RESOLVED, that the filing by the NRIA Debtors of petitions seeking relief under the provisions of the Bankruptcy Code shall not dissolve any of the NRIA Debtors.

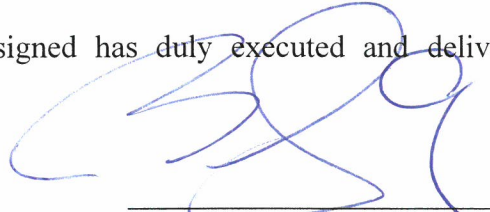
General Resolutions

RESOLVED, that all acts, actions, and transactions relating to the matters contemplated by the foregoing resolutions done in the name of and on behalf of the NRIA Debtors, which acts would have been approved by the foregoing resolutions except that such acts were taken before the adoption of these resolutions, are hereby in all respects approved and ratified as the true acts and deeds of the NRIA Debtors with the same force and effect as if each such act, transaction, agreement, or certificate has been specifically authorized in advance by resolution of the Independent Manager; and it is further

RESOLVED, that in addition to the specific authorizations heretofore conferred upon the Independent Manager, the Independent Manager (and his designees and delegates) be, and they hereby are, authorized and empowered, in the name of and on behalf of the NRIA Debtors, to take or cause to be taken any and all such other and further action, and to execute, acknowledge, deliver and file any and all such agreements, certificates, instruments and other documents and to pay all expenses, including but not limited to filing fees, in each case as in the Independent Manager's judgment shall be necessary, advisable or desirable in order to fully carry out the intent and accomplish the purposes of the resolutions adopted herein; and it is further

RESOLVED, that the Independent Manager has received sufficient notice of the actions and transactions relating to the matters contemplated by the foregoing resolutions, as may be required by the organizational documents of the NRIA Debtors, or hereby waive any right to have received such notice.

IN WITNESS WHEREOF, the undersigned has duly executed and delivered this Written Consent as of the date first written above.



BRIAN CASEY, Sole and
Independent Manager of National
Realty Investment Advisors, LLC on
behalf of (i) National Realty
Investment Advisors, LLC and
(ii) NRIA Partners Portfolio Fund I,
LLC and each of the entities listed
on Exhibit A hereto as the member
and/or manager thereof

EXHIBIT A

142 NE 7TH CAPITAL LLC
143 ADAGIO INVESTMENTS, LLC
184 LINCOLN PLACE LP
1ST AVENUE CAPITAL 301 LLC
2031 LOMBARD PARTNERS LLC
2044 WEST FIRST CAPITAL LLC
3RD STREET CAPITAL 200-210 LLC
3RD STREET CAPITAL 203-215 LLC
51ST STREET CAPITAL 508 LLC
52ND STREET CAPITAL 511-513 LLC
7TH STREET CAPITAL 285 LLC
ADAM ST CAPITAL 6903 LLC
ADAM ST CAPITAL 6903 MANAGER LLC
ADAM ST CAPITAL 6903 MEMBER LLC
BALTIC STREET CAPITAL 640 LLC
BERGEN ST CAPITAL 1070 LLC
BERGENLINE CAPITAL 4901 LLC
BERKELEY PLACE CAPITAL 227 LLC
BLACK HORSE ALLEY CAPITAL
BOND WAY CAPITAL 915 LLC
BRINY CAPITAL 305 LLC
CARROLL STREET CAPITAL 160 LLC
CHERRY STREET CAPITAL 113-27 LLC
CULVER URBAN RENEWAL REDEVELOPMENT I
CULVER URBAN RENEWAL REDEVELOPMENT II
DEGRAW ST CAPITAL 377 LLC
DELRAY CAPITAL 1 LLC
DELRAY CAPITAL 1B LLC
DENERY LANE CAPITAL 837 LLC
DENERY LANE CAPITAL 843 LLC
DENERY LANE CAPITAL 843 MANAGER LLC
ELDEN DRIVE CAPITAL 1 LLC
FEDERAL HIGHWAY CAPITAL 318 B LLC
FEDERAL HIGHWAY CAPITAL 318 LLC
FTM PARTNERS PORTFOLIO HOTEL RETAIL LLC
FTM PARTNERS PORTFOLIO MARINA LLC
FTM PARTNERS PORTFOLIO RESTAURANT LLC
GULF STREAM VIEWS II LLC

GULF STREAM VIEWS LLC
GUTTENBERG CAPITAL 416-22 69TH ST LLC
GUTTENBERG CAPITAL 6269 LLC
HANOVER ROAD CAPITAL 2 LLC
HENRY STREET CAPITAL 506 LLC
KENWOOD RD CAPITAL 8 LLC
LANDNET LLC
LENDER PRIME 1, LLC
LUQUER STREET CAPITAL 140 LLC
MADISON STREET CAPITAL 931 LLC
MAIN ST CAPITAL 360 MANAGER LLC
MAIN ST. CAPITAL 360 LLC
MAIN ST. CAPITAL 360 MEMBER LLC
MANHATTAN AVENUE CAPITAL 1300 LLC
N OCEAN CAPITAL 2929 B LLC
N OCEAN CAPITAL 3565 B LLC
N OCEAN CAPITAL 707 B LLC
N. OCEAN CAPITAL 344 LLC
N. OCEAN CAPITAL 707 LLC
NEWARK STREET CAPITAL 511-521 LLC
NJ MANAGER 1300 LLC
NORTH BERGEN CAPITAL 8709 LLC
NR1A 140 LUQUER MANAGER LLC
NR1A 1ST AVENUE 301 MANAGER LLC
NR1A 2031 LOMBARD MANAGER LLC
NR1A 2044 WEST FIRST CAPITAL MANAGER, LLC
NR1A 2044 WEST FIRST CAPITAL MEMBER, LLC
NR1A 227 BERKELEY MANAGER LLC
NR1A 279 SACKETT MANAGER LLC
NR1A 3RD STREET CAPITAL 200-210 MANAGER, LLC
NR1A 3RD STREET CAPITAL 200-210 MEMBER, LLC
NR1A 3RD STREET CAPITAL 203-215 MANAGER, LLC
NR1A 3RD STREET CAPITAL 203-215 MEMBER, LLC
NR1A 423 THIRD MANAGER LLC
NR1A 434 UNION MANAGER LLC
NR1A 494 SEVENTH MANAGER LLC
NR1A 51ST STREET 508 MEMBER LLC
NR1A 51ST STREET MANAGER 508 LLC
NR1A 52ND STREET 511-513 MEMBER LLC

NRIA 7TH STREET CAPITAL MANAGER LLC
NRIA BERGENLINE 4901 MANAGER LLC
NRIA BOND WAY CAPITAL MANAGER LLC
NRIA BRINY CAPITAL 305 MANAGER, LLC
NRIA BRINY CAPITAL 305 MEMBER, LLC
NRIA BROOKLYN I
NRIA BROOKLYN II
NRIA CHERRY STREET 113-27 MANAGER LLC
NRIA DELRAY 1 MANAGER LLC
NRIA DENERY LANE CAPITAL 837 MANAGER LLC
NRIA EB5 1300 MANHATTAN FUND LLC
NRIA EB5 4901 BERGENLINE FUND LLC
NRIA ELDEN DRIVE 1 MANAGER LLC
NRIA EXCHANGE
NRIA FEDERAL HIGHWAY 318 MANAGER LLC
NRIA FL MANAGER LLC
NRIA GULF STREAM VIEWS MANAGER LLC
NRIA GUTTENBERG CAPITAL 416-22 69TH ST MANAGER LLC
NRIA GUTTENBERG CAPITAL 416-22 69TH ST MEMBER LLC
NRIA GUTTENBERG CAPITAL 6269 JV MANAGER LLC
NRIA GUTTENBERG CAPITAL 6269 MANAGER LLC
NRIA HANOVER ROAD MANAGER LLC
NRIA HENRY STREET 506 MANAGER LLC
NRIA II
NRIA KENWOOD RD 8 MANAGER LLC
NRIA MADISON STREET CAPITAL 931 MEMBER LLC
NRIA MANHATTAN AVENUE 1300 MEMBER LLC
NRIA N. OCEAN 2929 MANAGER LLC
NRIA N. OCEAN 344 MANAGER LLC
NRIA N. OCEAN 3565 MANAGER LLC
NRIA N. OCEAN 707 MANAGER LLC
NRIA NE 7TH MANAGER LLC
NRIA NEWARK STREET CAPITAL 511 MEMBER LLC
NRIA NEWARK STREET CAPITAL 511-521 MANAGER LLC
NRIA NJ MANAGER 511 LLC
NRIA NJ MANAGER 8709 LLC
NRIA NJ MANAGER 931 LLC
NRIA NORTH BERGEN 8709 MEMBER LLC
NRIA OLD RIVER RD CAPITAL 460-510 MANAGER, LLC

NRIA OLD RIVER RD CAPITAL 460-510 MEMBER, LLC
NRIA OLD WOODS ROAD MANAGER LLC
NRIA SOUTH CHRISTOPHER COLUMBUS 1499 MANAGER LLC
NRIA STRUCTURED CREDIT STRATEGIES, LLC
NRIA WRIGHT BY THE SEA 1901 MEMBER LLC
OLD RIVER ROAD CAPITAL 460-510, LLC
OLD WOODS ROAD CAPITAL 36 LLC
SACKETT STREET CAPITAL 279 LLC
SEVENTH STREET CAPITAL 494 LLC
SOUTH CHRISTOPHER COLUMBUS CAPITAL 1499 LLC
SUMMIT STREET CAPITAL 143 LLC
THIRD STREET CAPITAL 423 LLC
UNION STREET CAPITAL 434 LLC
WEB MARKETING ASSOCIATES, LLC
WRIGHT BY THE SEA 1901 LLC

Fill in this information to identify the case:

Debtor Name: National Realty Investment Advisors, LLC *et al.*

United States Bankruptcy Court for the District of New Jersey

(State)

Case number (If known):

☐ Check if this is an amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 30 Largest Unsecured Claims on a Consolidated Basis and Are Not Insiders

12/15

A list of creditors holding the 30 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an *insider*, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
1	Cipolla & Co., LLC 851 Franklin Lake Rd Franklin Lakes, NJ 07417	icipolla@cipollacpa.com	Vendor	Disputed			\$1,312,587.36
2	Ryan Blanch 420 Lexington Ave, Suite 1402 PO Box 1057 New York, NY 10170	rblanch@reputepr.com deb@reputepr.com	Vendor	Disputed			\$450,000.00
3	Red Seat Ventures, LLC 129 W 29th St, RM 600N New York, NY 10010	skitchell@thefirsttv.com	Vendor	Disputed			\$342,000.00
4	iHeart Media PO BOX 406372 Atlanta, GA 30384-6872	robertamicucci@iheartmedia.com	Vendor	Disputed			\$229,000.00
5	DMR Construction DMR Construction Services, Inc. 160 Hopper Ave Waldwick, NJ 07463	implante@dmrconstruct.com jsidawi@dmrconstruct.com	Vendor	Disputed			\$161,176.82
6	The First Digital, Inc. 129 W 29th St, RM 600N New York, NY 10010	skitchell@thefirsttv.com	Vendor	Disputed			\$150,000.00

Debtor

National Realty Investment Advisors, LLC *et al.*

Case number (if known) _____

Name

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
7	Air-Ref HVAC Air Ref Co., Inc. 2703 North Old Dixie Hwy Delray Beach, FL 33483	jsidawi@dmrconstruct.com receivables@airref.com	Vendor	Disputed			\$133,771.78
8	Union City Board of Education 3912 32nd St Union City, NJ 07087	eweiner@weiner.law	Vendor				\$100,000.00
9	Reed Smith LLP 2672 Paysphere Circle Chicago, IL 60674	BWeese@reedsmith.com	Vendor				\$82,283.50
10	Bloomberg BLOOMBERG L.P. 731 Lexington Avenue New York, NY 10022	korellana4@bloomberg.net jtallant@bloomberg.net	Vendor	Disputed			\$71,670.00
11	Distinctive Drywall Distinctive Drywall Designs, LLC 995 NW 31st Ave Pompano Beach, FL 33069	JSidawi@dmrconstruct.com distinctivedrywall@gmail.com	Vendor	Disputed			\$66,284.57
12	US Bancorp Fund Services, LLC 777 East Wisconsin Avenue Milwaukee, WI 53202	mutual.funds.billing@usbank.com mutual.funds.billing@usbank.com	Vendor				\$30,000.00
13	JZN Engineering, PC 99 Morris Avenue, Suite 302 Springfield, NJ 07081	njundi@jznengineering.com	Vendor				\$24,461.10
14	JOBS4BLUE 4400 US 9 South, Suite 3500 Freehold, NJ 07728	ssullivan@jobs4blue.com	Vendor				\$19,545.60
15	Snell & Wilmer One Arizona Center 400 E. Van Buren, Suite 1900 Phoenix, AZ 85004	dholden@swlaw.com	Vendor				\$15,945.05
16	Repute PR 590 Madison Avenue, 21st Floor New York, NY 10022	rblanch@reputepr.com	Vendor	Disputed			\$15,880.00

Debtor National Realty Investment Advisors, LLC *et al.*

Case number (if known) _____

Name

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
17	Crum & Forster 305 Madison Avenue Morristown, NJ 07960	Diana.Sviontek@cfins.com	Vendor				\$14,508.73
18	Edwin A. Reimon, P.E., C.M.E. PO BOX 377 Rutherford, NJ 07070	reimon5@msn.com	Vendor				\$9,515.00
19	Flynn Engineering Services 241 Commercial Blvd. Lauderdale-By-The-Sea, FL 33308	Joan@FlynnEngineering.com	Vendor				\$9,322.50
20	Grand Expeditors, Inc. 30 Broad Street, 14th Floor New York, NY 10004	michaelgenari@grandexpediter.sny.com	Vendor				\$7,163.82
21	Hudson Property Management, LLC PO Box 31 Hoboken, NJ 07030	billing@hudsonpm.com	Vendor				\$7,101.22
22	Hubspot, Inc. 25 First Street, 2nd Floor Cambridge, MA 02141	billing@hubspot.com	Vendor				\$6,000.00
23	City of Fort Myers Utilities City of Fort Myers Financial Services Department 2600 Dr Martin Luther King Blvd Fort Myers, FL 33916	utilitybilling@cityftmyers.com	Utilities				\$5,760.98
24	JAMS 29 Madison Ave, FL 22 New York, NY 10017	egonzalez@jamsadr.com	Arbitration Fees				\$5,100.00
25	Thomas DiFabiis	tdtemp@live.com	Vendor				\$4,521.32
26	Glenn Glerum, P.C. 108 Old Prospect School Rd Sparta, NJ 07871-3314	gmg251@aol.com	Vendor				\$3,660.00

Debtor National Realty Investment Advisors, LLC *et al.*

Case number (if known) _____

Name

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
27	Reinard Agency Inc. 349 Bustleton Pike Feasterville, PA 19053	kcreinard@reinardinsurance.com	Vendor				\$3,426.00
28	DC Engineers, Inc. Danielsen Consulting Engineers Inc. 12743 NW 13th Court Coral Springs, FL 33071	sdanielsen@dcengineersinc.com	Vendor				\$3,075.00
29	Lochrie & Chakas P.A. 1401 East Broward Blvd, Suite 303 Fort Lauderdale, FL 33301	emendez@lochrielaw.com	Vendor				\$2,624.24
30	Grandview Title Agency of Bergen County 198 Boulevard Hasbrouck Heights, NJ 07604	grandview.bergen@gmail.com	Vendor				\$1,942.00

Fill in this information to identify the case:

Debtor Name: National Realty Investment Advisors, LLC, *et al.*

United States Bankruptcy Court for the District of New Jersey

(State)

Case number (If known):

List of 30 Largest Investors on a Consolidated Basis

Name of investor and complete mailing address, including zip code	Name, telephone number, and email address of investor contact	Amount of Original Investment
El-Sayed, Mohamed		\$5,548,780.97
Camporese, Peter and Sandra		\$5,157,768.48
Mayne, Michelle M. (Trust) "Michelle M. Mayne Revocable Living Trust u/a DTD 7-23-92" 4790 Caughlin Parkway Reno, NV 89519	maynereno@gmail.com	\$4,160,547.84
Maretz, Andrew		\$3,848,768.12
Wahi, Ashok		\$3,778,397.36
ECPV, LLC 12 Kock Lane East Brunswick, NJ 08816	deepit_anand@yahoo.com dshah1973@gmail.com sanjoydubey@yahoo.com pushpendra_jain@hotmail.com dratulkalanuria@gmail.com satish_goyal@yahoo.com kinjal_79@hotmail.com Neeraj.gehani@gmail.com	\$3,469,866.67
Old House Lane, LLC 88 Old House Lane Sands Point, NY 11050	schabra@asisystem.com Sbindra@asisystem.com rthakur@asisystem.com	\$3,306,036.99
Jyot Funding, LLC 9 Bella Vista Court Marlboro, NJ 07746	apatella@yahoo.com	\$3,223,060.52
Walia, Arvind (LLC) "AJJK Healthtek LLC" 27 Kettlepond Road Jericho, NY 11753	arvindwalia@gmail.com	\$2,721,522.89

Debtor

National Realty Investment Advisors, LLC, et al.
Name

Case number (if known)

Name of investor and complete mailing address, including zip code	Name, telephone number, and email address of investor contact	Amount of Original Investment
Fox, James		\$2,680,253.28
Bendickson, Edward A.		\$2,627,065.65
Kolarski, Viktor (LLC) "AVVK Consulting, LLC" 600 Getty Ave Clifton, NJ 07011	viktor_kolar@yahoo.com	\$2,482,305.85
Levine Capital Aggregation Fund I, LLC 100 Franklin Square Drive Somerset, NJ 08873	adam@levinecapital.com	\$2,414,208.52
Carpino, Ronald		\$2,159,530.33
Creamer, Patrick		\$2,054,401.75
Magner, Douglas P. & Anne G.		\$2,040,180.79
Goldsmith, Theodore		\$2,037,303.03
Lang, Richard C.		\$2,002,177.14
Elmalem, Maurice		\$1,864,173.51
Green, Daniel C. & Helen		\$1,819,566.22
Gentry, Kendall (Trust) "270 Wealth Trust" 14553 Jura Place Anacortes, WA 98221	kendall@landedgentry.com	\$1,815,622.39

Debtor

National Realty Investment Advisors, LLC, et al.
Name

Case number (if known)

Name of investor and complete mailing address, including zip code	Name, telephone number, and email address of investor contact	Amount of Original Investment
Brunton, Thomas "The Thomas Brunton Living Trust" 4835 Reindeer Rd Freeland, WA 98249	thomasbrunton@yahoo.com	\$1,809,896.12
Gladding-Spiteri, Caroline (IRA) "IRA Services Trust Co. CFBO Caroline Gladding-Spiteri IRA 828853" P.O. Box 7080 San Carlos, CA 94070	rspiteri1207@yahoo.com carolinegs910@gmail.com	\$1,781,776.65
Debiasi, Stephen		\$1,717,250.04
Patel, Harit Kumar & Heena Narendra Kumar		\$1,300,000.00
Gulati, Madhu		\$1,108,027.38
Thomas, Duane Elias		\$1,000,299.26
Rietsch, Manfred (Corp) "Rietsch Enterprises Inc" PO Box 867 Lakeside, AZ 85929	rietschm@gmail.com	\$964,474.92
Azevedo, John L.		\$958,447.58
Donohue, John		\$952,579.98